

simon**BRIEN**
RESIDENTIAL

2 Knights Green,
Castlereagh, Belfast, BT6 9LA



Asking Price £325,000

Telephone 02890 595555
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KEY FEATURES

- Modern Detached Home In A Cul-De-Sac Development
- Four Bedrooms (Main Bedroom With Ensuite Shower Room)
- Living Room With Wood-Burning Stove
- Family Room
- Fitted Kitchen With Dining Area
- Downstairs Cloakroom With WC
- Contemporary White Bathroom Suite With Freestanding Bath & Separate Shower
- uPVC Double Glazed Window Frames
- Oil Heating
- Detached Garage
- Ample Off Street Parking
- Gardens To Front, Side & Rear
- Close To Leading Primary & Post Primary Schools, Public Transport Links, Parks & Shops
- Convenient To Belfast City Centre, The Outer Ring & Belfast City Centre

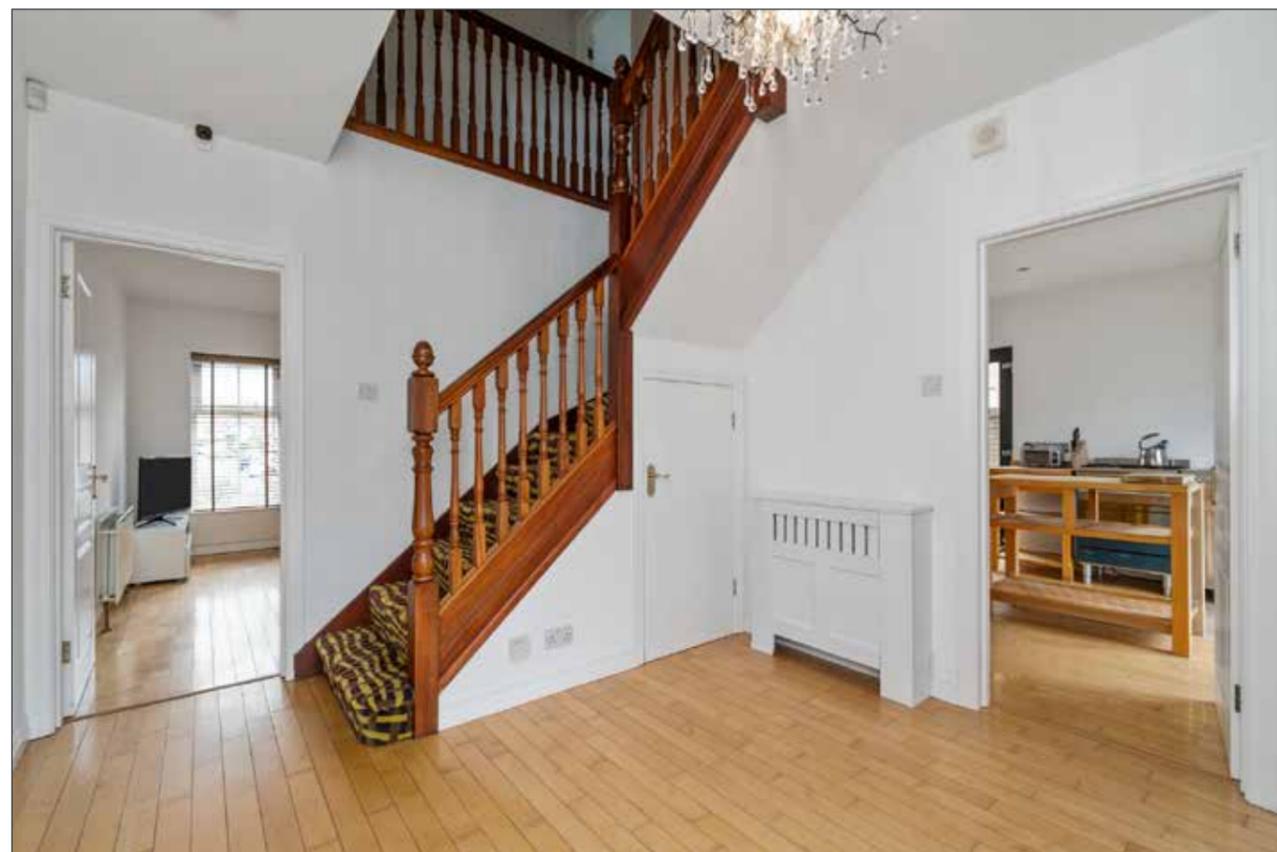


SUMMARY

This modern detached home is found in a cul-de-sac development off Castlereagh Road, East Belfast. Located close to leading primary and post primary schools, parks and shops, Belfast City Centre and the Outer Ring are easily accessible.

The property layout comprises an entrance hall, downstairs cloakroom with WC, living room with wood-burning stove, family room, fitted kitchen with dining area on the ground floor. On the first floor, there are four bedrooms (main bedroom with ensuite shower room), and a main bathroom in contemporary white suite with freestanding bath and separate shower cubicle.

Outside, there is ample off street parking and a detached garage, as well as front, side and rear garden areas, and a patio.



ACCOMMODATION

GROUND FLOOR

COVERED ENTRANCE PORCH:

Hardwood double glazed front door with side panels leading to:

ENTRANCE HALL:

Solid wooden floor.

CLOAKROOM:

Contemporary white suite comprising low flush WC. Pedestal wash hand basin. Solid wooden floor.

LIVING ROOM:

20' 0" x 12' 9" (6.1m x 3.89m)

Cast iron wood-burning stove. Solid wooden floor. Spotlighting.



KITCHEN / DINING AREA:
20' 0" x 11' 0" (6.1m x 3.35m)

Range of high and low level units. Single drainer stainless steel sink unit with mixer tap. Cooker point. Solid wooden floor. Stone fireplace and hearth. Double glazed French door to rear.



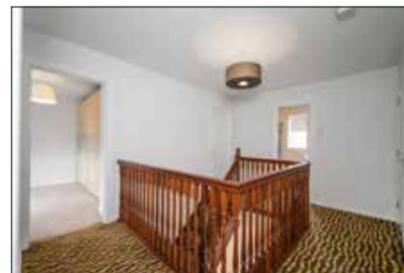
FAMILY ROOM:
13' 0" x 10' 0" (3.96m x 3.05m)

Solid wooden floor.

FIRST FLOOR

LANDING:

Access to walk-in linen cupboard.



BATHROOM:

Contemporary white suite comprising, freestanding bath with mixer tap. Fully tiled shower cubicle with thermostatic shower. Low flush WC. Pedestal wash hand basin with mixer tap. Chrome towel radiator. Fully tiled walls. Ceramic tiled floor. Spotlighting.



BEDROOM (1):
13' 8" x 12' 10" (4.17m x 3.91m)

Built-in wardrobes.

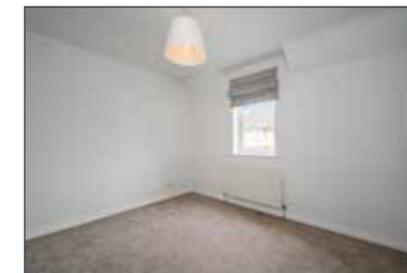
ENSUITE SHOWER ROOM:

Contemporary white suite comprising fully tiled shower cubicle with thermostatic shower. Push button WC. Wash hand basin in vanity unit. Chrome towel radiator. Ceramic tiled floor.

BEDROOM (2):
11' 0" x 10' 0" (3.35m x 3.05m)



BEDROOM (3):
10' 0" x 9' 7" (3.05m x 2.92m)

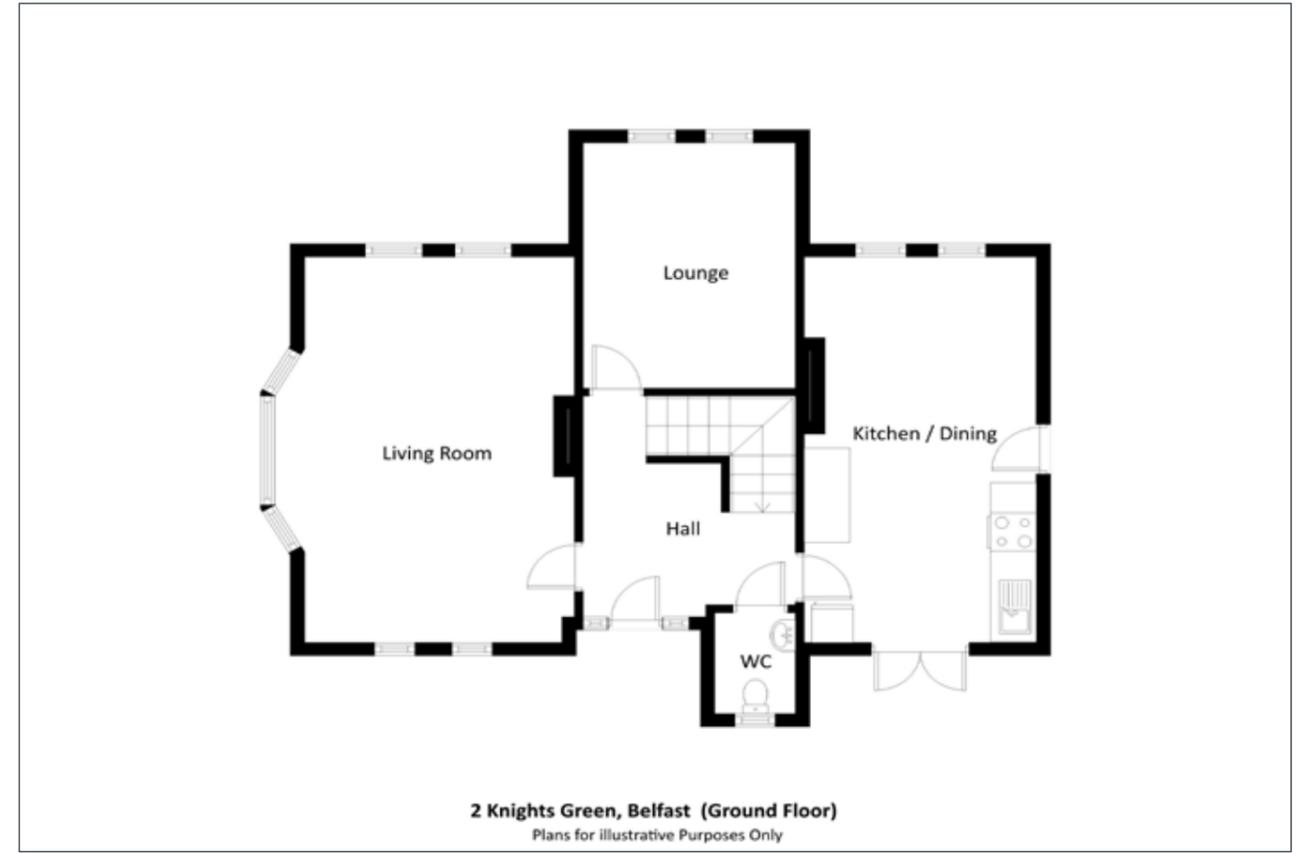


BEDROOM (4):
11' 0" x 10' 0" (3.35m x 3.05m)



OUTSIDE

Rear and side paved patio areas. Front garden in lawn. Brick paved driveway. Detached garage with oil fired boiler.



Location



Whilst travelling down the Castlereagh Road towards Belfast City centre turn left on to Trigo Parade and Knights Green is immediately across the road.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/F/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	66 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 3700-0620-0722-0129-3623

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